

Countryman, Ryan

From: Aileen Hutt <aghutt1@msn.com>
Sent: Monday, February 10, 2020 8:30 PM
To: MacCready, Paul
Subject: Our STRONG OPPOSITION to BSRE's most recently requested variances for the Point Wells Property

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Mr. McCready:

As Woodway residents who have lived here for over 25 years, we continue to be **strongly opposed to BSRE's repeated requests** for development at Point Wells, which include the building of 90 - 180 feet skyscrapers, with the potential of 3,000 new residents, together with commercial space. This is massively out-of-scale with current community conditions. If we want to visit skyscrapers in an urban setting, we can go to Seattle or Vancouver, BC. Nothing of this magnitude exists anywhere close to our communities.

The area surrounding Point Wells does not have the infrastructure to support the volume of traffic resulting from this massive-scale project. Professional city planners previously informed us that when planning for development, they include in their plans the expectation of 10 vehicle trips per day per household. A "mass transit" option is not viable for this location. Therefore, the volume of increased vehicle trips resulting from this proposed development would require a second, and possibility a third, access road, using the western-facing bluff of Woodway, which has a history of landslide events (i.e. winter of 1996-1997). Think back to our local Oso tragedy, which resulted from poor proactive planning for this community. Please do not allow this type of tragedy to be repeated in our communities.

This development, if built pursuant to BRSE's current plans, **would significantly impact the fragile Puget Sound environment and would radically destroy the nature of the neighboring communities** which have been enjoyed literally for decades.

The neighboring communities have almost unanimously opposed the scale of this proposed development over the past 10 years. In 2018, after BSRE, having a history of ignoring this opposition with no regard for the neighboring communities, having consistently **failed to timely file** County permit applications, and having **failed to address the issues** raised by the SnoCo Planning and Development Department, are again coming back **with the same request with basically no change to the original submittal**, instead of modifying their unreasonably monstrous development that they applied for years ago. In the meantime, the communities' opposition to this has never waned. BSRE has been unwilling to scale down its project, after they have been told repeatedly that the large-scale development is not a viable option.

Concerns: Safety, traffic congestion impacts, landslides, loss of views, reduction in property values, land set-backs, and the destruction of the currently-valued way of life enjoyed by the neighboring communities.

Why should the County provide special treatment/variance breaks for BSRE?

We would strongly request that the County DENY all of BSRE's current variance requests.

Sincerely,

Kevin & Aileen Hutt
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